

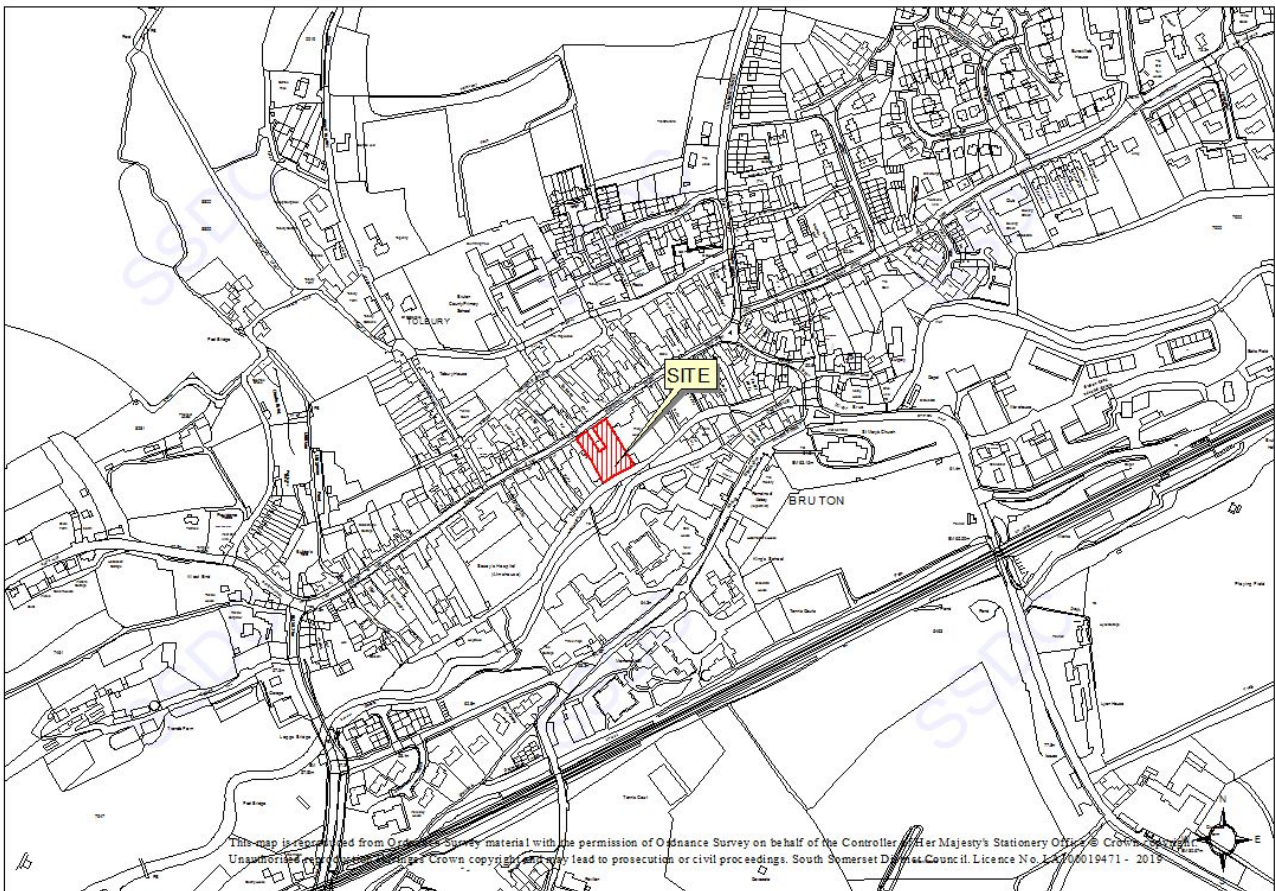
Officer Report On Planning Application: 19/01275/LBC

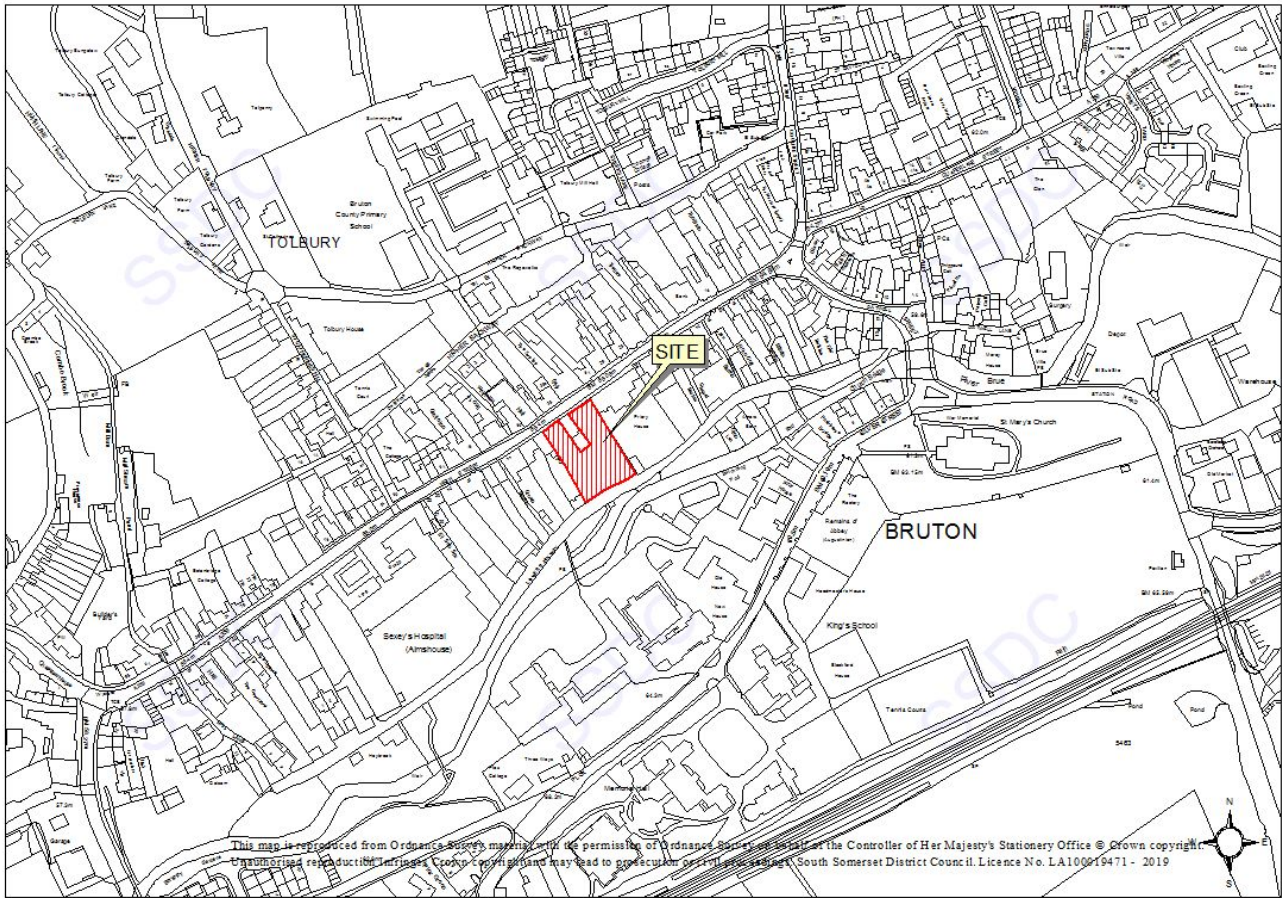
Proposal :	Replacement windows
Site Address:	Arion House 38 High Street Bruton
Parish:	Bruton
BRUTON Ward (SSDC Member)	Cllr Lucy Trimnell
Recommending Case Officer:	Stanley Norris Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	15th August 2019
Applicant :	Mr Andrew Williams
Agent: (no agent if blank)	Mr Andrew Williams Kings School Plox Bruton BA10 0ED
Application Type :	Other LBC Alteration

This application is referred to Area East Committee at request of the Area Chair to be deliberated further.

Site Context/Description

Arion House is a Grade 2 Listed Building situated in a prominent location on the main high street of Bruton.





Relevant Property History

Application Number: 15/03275/FUL (Full Application)

Description: Renovation and conversion of the Coach House into residential accommodation for staff associated with Arion Boarding House (GR:368250/134780)

Close Date:08/09/2015

Status: Application permitted with conditions

Policy

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

NPPF: Chapter 16 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

Policies of the South Somerset Local Plan (2006-2028)

Policy EQ2- General Development

Policy EQ3 - Historic Environment

Conservation Officer Comments - Tony Garrett, Verbal Response - Objects on the basis of Double

Glazing, was revealed at the pre-application stage that he would not be able to support the application.

Bruton Town Council - Recommend approval

Considerations

As this is an application for listed building consent the main considerations are what impact the development would have on the character and appearance of the listed building and what impact the development has on the character and appearance of the conservation area.

The opinion of the Conservation Officer is considered to hold considerable weight in applications of this nature, following on from the comments lodged by the Conservation Officer it is considered that the replacement of the existing window units with new double glazed window units would adversely affect the historic character of the listed building and the character of the designated Conservation Area. Contrary to Policy EQ3 of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework 2012.

Recommendation :

Refuse Listed Building consent

FOR THE FOLLOWING REASON

01. The proposal by reason of its intervention into the historic fabric of this listed building is considered to cause harm to the historic and architectural interests of the designated heritage asset and the Conservation Area, contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework 2019.
-